



## Streetscape Improvement Association

Beautify and improve local streetscapes, resulting in a better environment  
for both the commercial and residential areas of Westchester

Mr. Kevin Jones

Los Angeles City Planning Department  
Community Planning and Policy  
200 North Spring Street  
Los Angeles, CA 90012-2601

Re: Proposed Chick-Fil-A Restaurant at Sepulveda and Manchester

Case number: APCW-2014-1971-ZGUCUDO

Dear Mr. Jones,

On behalf of the Westchester Streetscape Improvement Association, I am writing to express our support for the proposed Chick-Fil-A Restaurant at Sepulveda and Manchester in Westchester. It is the mission of the Westchester Streetscape Improvement Association (WSIA) to work cooperatively and interactively with the community, elected officials and state, federal and local agencies to enhance, beautify and improve local streetscapes, resulting in a better environment for both the commercial and the residential areas of Westchester.

Critical to that effort was our involvement in crafting the Community Design Overlay (CDO). The intent of the CDO is to provide guidelines to make our business district pedestrian friendly and to develop a beautiful environment that will attract people to come to shop and dine. The proposed Chick-fil-A is designed to contribute to the intent of the CDO.

When the CDO was originally developed for Westchester, it stated that there were not to be any additional drive-through restaurants in the area. However, the designs for this particular drive-through restaurant would enhance our community since the drive through will be located behind an inviting patio and not visible from Sepulveda Boulevard.



Westchester Streetscape Improvement Association

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Chick-fil-A complies with all the other requirements of the CDO and has gone above and beyond in embracing the intent of the CDO by doing the following – all of which will be positives for our community:

- Creating approximately 60 local jobs and provide off site employee parking free to employees;
- Investing more than \$3 million for improvements, including lighting renovations, trash clean-up, landscaping and site development;
- Removing five overgrown ficus trees on Manchester Avenue and replacing them with City-approved trees;
- Repairing broken sidewalks that will extend from their driveway to approximately 150 feet to the west;
- Providing ten (10) bike racks;
- Volunteering to work with the Westchester Senior Center;
- Volunteering to work with the Westchester Family YMCA;
- Volunteering to contribute to PATH (People Assisting the Homeless); and
- Providing two parking lot monitors to take orders and help with the flow of traffic.

I have spoken in favor of this project at the public hearing as well as well as having met with Kevin Jones of the Planning Department and his staff to express my support.

My sincere hope is that the Planning Commission will support this project.

Thank you,



John Ruhlen,  
President

Cc: Councilman Mike Bonin